089.0	0001	0030.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	745,300	/	745,300
USE VALUE:	745,300	/	745,300
ASSESSED:	745,300	/	745,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		CHARLES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CANNAN JACQUELINE A
Owner 2:	
Owner 3:	
Street 1:	79 CHARLES ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .196 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1428 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8528.000	272,200		473,100	745,300
Total Card	0.196	272,200		473,100	745,300
Total Parcel	0.196	272,200		473,100	745,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 521.92 | /Parcel: 521.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56245

GIS Ref

GIS Ref

Insp Date 11/09/18

!7202!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0001-0030.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	272,200	0	8,528.	473,100	745,300		Year end	12/23/2021
2021	101	FV	263,000	0	8,528.	473,100	736,100		Year End Roll	12/10/2020
2020	101	FV	263,000	0	8,528.	473,100	736,100	736,100	Year End Roll	12/18/2019
2019	101	FV	211,000	0	8,528.	479,800	690,800	690,800	Year End Roll	1/3/2019
2018	101	FV	211,000	0	8,528.	358,200	569,200	569,200	Year End Roll	12/20/2017
2017	101	FV	211,000	0	8,528.	324,400	535,400	535,400	Year End Roll	1/3/2017
2016	101	FV	211,000	0	8,528.	310,900	521,900	521,900	Year End	1/4/2016
2015	101	FV	197,800	0	8,528.	263,600	461,400	461,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:11:20

LAST REV

Date	Time
02/05/19	13:17:38
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7202

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SKOTNICKI PAULI	21971-496		4/21/1992		181,000	No	No	Y	

USER DEFINED

Prior Id # 1:	56245
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
11/5/2008	Measured	372	PATRIOT
1/20/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8528		Sq. Ft.	Site		0	70.	0.79	5									473,091						473,100	

Total AC/HA:	0.19578	Total SF/SM:	8528	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	473,091	Spl Credit		Total:	473,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	334386
Depreciation:	62196
Depreciated Total:	272190

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

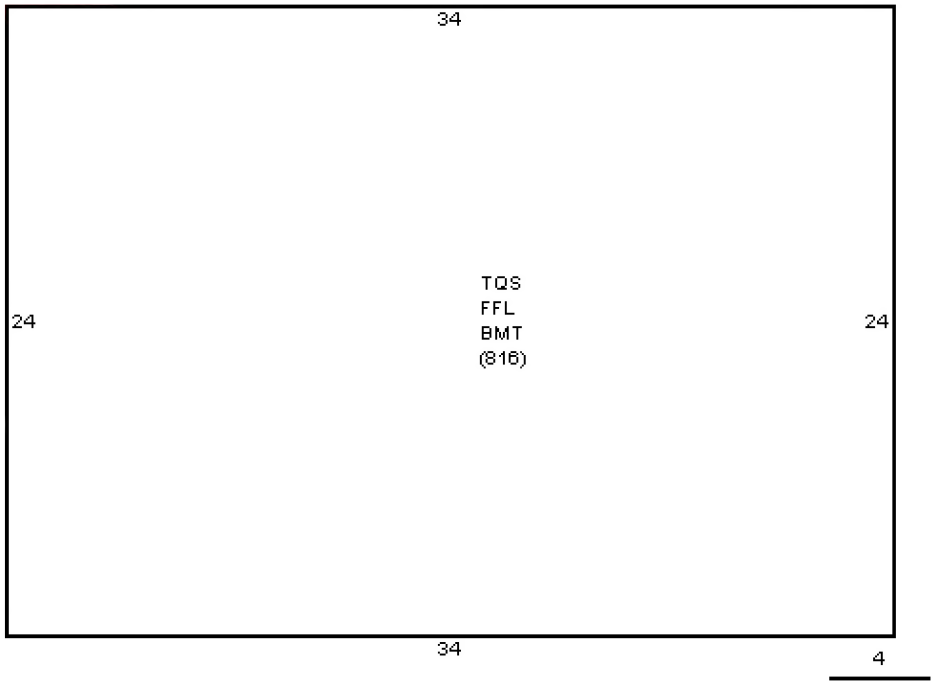
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	121.30
Final Total:	272200	Val/Su SzAd	190.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	44.550	36,349
FFL	First Floor	816	148.490	121,164
TQS	3/4 Story	612	148.490	90,873
	Net Sketched Area:	2,244	Total:	248,386
Size Ad	1428	Gross Area	2448	FinArea 1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2006	0.00	T	10.4	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

089.0-0001-0030.0

IMAGE

AssessPro Patriot Properties, Inc